



Department of Community and Economic Development
Planning Division (509) 888-3200

NOTICE OF APPLICATION – PD#14-02 & BSP#14-01

On October 14, 2014, applications were submitted for the alteration of Binding Site Plan #2007-05; and the amendment of the associated existing planned residential development with the City of Wenatchee Department of Community and Economic Development. You are invited and encouraged to comment on this proposed project.

Project Description: Complete Design, Inc., on behalf of the Stoneycourt Condominium Homeowner's Association has submitted applications for the alteration of BSP #2007-05 and the amendment of PD#06-05. Three condominium buildings have been constructed previously under the existing conditions of approval, for a total of 22 condominium units. The existing planned development allows for the construction of 4- 8 unit additional condominium buildings, for a total of 32 additional units. The applicant has requested that these be replaced with an approval for 5 -2 unit condominiums, for a total of 10 additional units. The attached units would be single story attached dwelling units with an enclosed 2 car garage, and uncovered decks. The applicant is proposing a centrally located common openspace area for the entire development. The binding site plan alteration is necessary to adjust easements and change the building footprints to the new proposed dwelling units. The proposal would complete the build out of the site, with 22 less dwelling units than the existing approved planned development provides for.

Project Location: The subject property is located at: the North East corner of N. Western Avenue and Central Avenue, within the Residential High, (RH) Zoning District in Wenatchee, WA. The subject property is identified by Chelan County Tax Parcel Number: 232033330050.

Project Applicant: Complete Design, Inc., on behalf of the Stoneycourt Condominium Homeowner's Association

Application Materials: Application materials for the subject project can be found at the City of Wenatchee Website under the "Departments" tab, followed by "Community and Economic Development", and then "Public Hearings / Hearing Examiner" or directly at <http://www.wenatcheewa.gov/index.aspx?page=1229>

Date of permit application	10/14/14	Date of notice of application	11/05/14
Date of Determination of Completeness	11/05/14	Comment Due Date	11/19/14

PUBLIC HEARING DATE AND LOCATION: A public hearing will be held on November 25, 2014 at 3:00 P.M. before the City of Wenatchee Hearing Examiner, located at the City of Wenatchee Council Chambers, 129 S. Chelan Avenue, Wenatchee, WA. *In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)*

Environmental Review: The City of Wenatchee has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance/adoption of existing environmental documents for this project. The optional DNS process in WAC 197-11-355 is being used. THIS MAY BE YOUR ONLY OPPORTUNITY TO COMMENT ON THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted above to the Department of Community and Economic Development, 1350 McKittrick St., Wenatchee, WA 98801, Attention: Glen DeVries, or by email at gdevries@wenatcheewa.gov. Additional comments after the comment period noted above may be addressed to the City of Wenatchee Hearing Examiner C/O Glen DeVries at the address listed above. Public comments may be provided to the City of Wenatchee Hearing Examiner prior to the date of the public hearing. Written and oral testimony may also be provided at the public hearing by any interested party.

The complete case file on this matter is available for review during normal business hours at the offices of the City of Wenatchee Community and Economic Development Department, Monday-Thursdays between the hours of 8:00 A.M. and 5:00 P.M. Please contact Glen DeVries at (509) 888-3252 to arrange an inspection of the file.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No specific conditions have been identified at this time.

SEPA Lead Agency: City of Wenatchee

Required Permits: Future building permits, utility permits, future binding site plan submittals for condominium units

Required Studies:

Preliminary determination of the development regulations that will be used for project mitigation and consistency: The development regulations that will be used for project mitigation and provide consistency with the type of land use for the proposed site include the following Titles of Wenatchee City Code: Title 13, "Administration of Development Regulations"; Title 12, "Environmental Protection"; Title 11, "Subdivisions"; Title 10, "Zoning"; Title 9, "Public Services"; Title 7, "Streets and Sidewalks"; Title 4, "Health and Sanitation"; Title 3, "Fire"; Title 2, "Buildings"; and the City of Wenatchee Urban Area Comprehensive Plan.